

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Loans and Advances – Advances for Government Servant for House Building purposes – Advance of Rs.40,000/- to Sri K. Krishna, Office Subordinate, Labour Employment Training & Factories Department for construction of House including purchase of House site – Sanctioned- Orders – Issued.

LABOUR EMPLOYMENT TRAINING AND FACTORIES (OP) DEPARTMENT

G.O. Ms.No. 94

Dated:26-10.2010

Read the following:-

1. G.O.Rt.No. 3629, Finance (A&L) Deptt., Dt.10.8.2010.
2. G.O.Rt.No.1089, L.E.T. & F. (OP) Deptt., Dt.21.9.2010
3. Application of Sri K. Krishna, Office Subordinate, LET&F Deptt., Dt.6.9.2010.

* * *

ORDER:

Under Article 233 (A) of the Andhra Pradesh Financial Code Volume-I and the rules for the grant of the loans to the Government servants for House Building purposes, sanction is accorded for an amount of Rs.5,00,000/- (Rupees Five lakh only) to Sri K. Krishna, Office Subordinate, Labour Employment Training and Factories Department for purchase of house site and for construction of a house thereon.

2. The advance sanctioned in para 1 above shall be disbursed to Sri K. Krishna, Office Subordinate, Labour Employment Training and Factories Department as follows:-

- i. The first instalment of Rs.40,000/- (Rupees Forty thousand only) of the advance sanctioned in para 1 above shall be paid for purchase of site on executing an Agreement and Surety Bonds advance as required under the rules before drawl of the amount;
- ii. The second instalment of Rs.1,60,000/- (Rupees One lakh and Sixty thousand only) of the advance sanctioned shall be paid on his mortgaging the site purchased by him in favour of Government and on furnishing of an approved house plan and estimates;
- iii. The third instalment of Rs.1,50,000/- (Rupees One lakh and Fifty thousand only) of the sanctioned advance shall be paid after construction of the building has reached the lintel level and on production of necessary certificate from the competent authority.
- iv. The fourth and final instalment of Rs.1,50,000/- (Rupees One lakh and Fifty thousand only) of the sanctioned advance shall be paid after construction of the building has reached the roof level and on production of necessary certificate from the competent authority that the development of the area in which the house built is provided with the facilities such as water supply, lighting, roads drainage and sewerage;

3. The land must be purchased and the sale deed thereof produced and the site mortgaged to Government in Labour Employment Training & Factories Department within 2 months from the date of drawl of first instalment, failing which the loanee shall be liable to refund at once the entire amount to Government together with the interest thereon.

Contd...2..

4. The grant of the advance of the above individual for construction of the House is subject to the following conditions:-

- i) The construction of the house should be carried out in accordance with the approved plan and specifications on the basis of which the amount of advance for construction of house has been sanctioned. The plan specifications must not be deviated;
- ii) The construction of house shall be completed within 18 months of the date on which the first instalment is paid. Failure to do so, the loanee shall refund the entire amount of advance together with interest thereon as per rules and orders. The date of completion must be reported to the Government without any delay;
- iii) Immediately on completion of the construction of the house, the grantee shall insure the house at his own cost, for a sum not less than the amount of the advance with interest due thereon and shall keep it so insured against damage by fire, flood cyclone or lightning and renew the insurance from time to time till the loanee completely repay the loan amount with interest.
- iv) The house must be maintained in good condition with his own cost and he shall continue to pay all Municipal and Local Taxes regularly until the advance with interest is paid in full. He shall also keep it free from encumbrances.

5. The advance sanctioned in para (1) above to the individual shall be recovered in 125 monthly instalments **@ Rs.4,000/-** (Rupees Four thousand only) per month. The recovery shall commence from 19th month of date of drawal of the 1st instalment or from the month following the completion of house, whichever is earlier.

6. The advance sanctioned in para 1 above shall carry simple interest **@ 5%** per annum from the actual date of drawal of the advance. The rate of interest has been fixed provisionally and is subject to revision from time to time. Interest shall be recovered from the grantee in **60** equal monthly instalments. Recovery of interest shall commence from the month following the month in which the last instalment of the loan amount is recovered. Penal interest 1 ½ times the normal rate of interest mentioned above shall be collected from the grantee in case he fails to fulfill any of the conditions laid down in this order.

7. It will be open to the grantee to repay the amount in shorter period, if he so desires. In any case, the entire advance together with interest thereon must be repaid in full before the date on which he is due to retire from services.

8. In case the grantee does not repay the balance of the advance together with interest thereon due to the Government on or before the date of his retirement, it shall be open to the Government to enforce the security of the mortgage at any time thereafter and recover the balance advance together with interest and cost of recovery by sale of the house or in such other manner as may be permissible under the law. The recovery of advance shall be effected through the monthly pay / leave salary bills of the grantee.

9. If the grantee ceases to be in service for any reason other than normal retirement / superannuation, or if he dies before the repayment of the advance with interest in full, the entire outstanding amount of the advance shall become payable to the Government forthwith. Any balance remained unpaid shall be recovered from the retirement gratuity that may be sanctioned to him.

10. The property mortgaged to the Government shall be reconveyed to him or to his successor –in-interest, as the case may be, after the advance together with interest has been repaid to the Government in full.

11. The 1st instalment of the advance of Rs.40,000/- (Rupees Forty thousand only) sanctioned to him in para 2 (i) above shall be paid to Sri K. Krishna, Office Subordinate, Labour Employment Training & Factories Department out of the funds provided in the reference 2nd read above and it shall be debited to the Head of Account “7510-Loans to Government Servants – MH.201-House Building Advance – SH (05) Loans to other Officers, 001 – Loans to other Officers.

12. The spouse of the individual is not a Government Servant.

13. The Labour Employment Training & Factories (OP-Claims) Department are requested to draw and disburse the advance of **Rs.40,000/- (Rupees Forty thousand only)** released in para 2 (i) above to Sri K. Srinivas Reddy, Vendor, R/o Plot No.196, Lecturers Colony, Hayathnagar, Ranga Reddy District, by way of cheque.

14. This order does not require the concurrence of Finance (A&L) Department under the rules in force.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHA PRADESH)

L.RAM DAS
DEPUTY SECRETARY TO GOVERNMENT

To
Sri K. Krishna, Office Subordinate,
Labour Employment Training & Factories Department.

Copy to:-
The Labour Employment Training & Factories
(OP-Claims) Department.
The Deputy Pay and Accounts Office,
Secretariat Branch Hyderabad.
The Accountant General, Andhra Pradesh, Hyderabad.
SF / SC

//FORWARDED BY ORDER//

SECTION OFFICER